

**CITY OF MILPITAS PLANNING COMMISSION  
FINAL AGENDA FOR NOVEMBER 14, 2007  
CITY HALL COUNCIL CHAMBERS 7:00 P.M.  
455 E. CALAVERAS BLVD., MILPITAS, CA 95035  
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

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Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

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- IV. APPROVAL OF MINUTES:** October 24, 2007
- V. ANNOUNCEMENTS:**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk \*)**

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At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

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**IX. PUBLIC HEARING**

- 1. PERMIT REVIEW (PR2007-3) *Continued from October 24, 2007:*** A nine-month review of Conditional Use Permit (UP2006-18) that allows for a 2,400 square foot KTV Musicland karaoke establishment without food or alcohol service located at 788 Barber Lane (APN: 086-01-035), zoned General Commercial (C2). Applicant: Joe Zheng. Staff Contact: Cindy Hom, (408) 586-3284. (PJ# 2465) *(Recommendation: Modify the Conditions Subject to Findings and Conditions of Approval)*
- 2. "S" ZONE AMENDMENT NO. (SA2007-3):** A request for approval of a new one-story (4,140 s.f.) hillside home located at 826 Calaveras Ridge Drive (APN: 029-06-031), PUD 23.5. Applicant: Pete Vararoutsos. Staff Contact: Judie Gilli, (408) 586-3280. (PJ# 2483) *(Recommendation: Approval Subject to Findings and Conditions of Approval)*

3. **CONDITIONAL USE PERMIT NO. UP2007-23, "S" ZONE AMENDMENT NO. SA2007-52, AND ENVIRONMENTAL ASSESSMENT NO. EA2007-9:** A request to locate a 4,030 square foot religious facility within an existing R&D building, to install minor site modifications, and to allow a parking reduction of four parking spaces at 1180 Cadillac Court (APN: 22-38-025), zoned Industrial Park (MP). Applicant: Sikh Foundation of Milpitas. Staff Contact: Cindy Hom, (408) 586-3284. *(Recommendation: Approval Subject to Findings and Conditions of Approval)*
- \* 4. **"S" ZONE NO. (SZ2007-19), "S" ZONE AMENDMENT NO's. (SA2007-62) AND (SA2007-63) AND CONDITIONAL USE PERMIT NO's. (UP2007-22), (UP2007-31) AND (UP2007-32):** A request for approval of a sign program for Cisco (office use) on three separate adjacent properties located at 725 Alder Drive, 800 Barber Lane and 707 Tasman Drive (APN: 086-02-085, -066, -081), zoned Industrial Park (MP) and General Commercial (C2). Applicant: Neil Beman for Cisco. Staff Contact: Judie Gilli, (408) 586-3280. (PJ# 's 2499, 2505 and 2505) *(Recommendation: Approval Subject to Findings and Conditions of Approval)*
- \* 5. **"S" ZONE AMENDMENT NO. (SA2007-66):** A request for approval of a sign program for an existing office building located at 1221 California Circle (APN: 022-38-008), zoned Industrial Park (MP). Applicant: Stonewood Dixon, LLC. Staff Contact: Judie Gilli, (408) 586-3280. (PJ# N/A) *(Recommendation: Approval Subject to Findings and Conditions of Approval)*
- \* 6. **CONDITIONAL USE PERMIT AMENDMENT NO. UA2007-16 AND "S" ZONE AMENDMENT NO. SA2007-65:** A request to modify the Conditions of Approval for Conditional Use Permit No. UP2006-5 and Site and Architecture Review No. SZ2006-4 for the construction of two buildings containing a total of 464 multi-family residential units located at the Corner of Great Mall Parkway, Main, and Abel Streets. Applicant: D.R. Horton. Staff Contact: Tiffany Kunsman, (408) 586-3283. (PJ# 3178) *(Recommendation: Approval Subject to Findings and Conditions of Approval)*
- \* 7. **CONDITIONAL USE PERMIT AMENDMENT NO. UA2007-14:** A request to amend a previously approved Conditional Use Permit to allow for the relocation of the Paragon Sales Office from the existing sales trailer to the garage area of the 3-unit model home building. The application also includes the installation of a temporary freestanding sign and flag signs. Applicant: D.R.Horton. Staff Contact: Tiffany Kunsman, (408) 586-3284. (PJ# 3204) *(Recommendation: Approval Subject to Findings and Conditions of Approval)*

## X. NEW BUSINESS

8. **“S” ZONE AMENDMENT NO. (SA2007-60):** A request to modify the conditions of approval to remove a 144" protected California Pepper Tree located at 2016 Calaveras Blvd. (APN: 088-16-041) zoned Single Family Residential. Applicant: Calaveras Country Estates: Staff Contact: Tiffany Kunsman, (408) 586-3283. *(Recommendation: Approval Subject to Findings and Conditions of Approval)*

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Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within twelve (12) calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

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## XI. ADJOURNMENT

***THE NEXT PLANNING COMMISSION MEETING IS December 12, 2007***

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The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

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### **MILPITAS PLANNING COMMISSION SUBCOMMITTEE**

The Planning Commission Subcommittee consists of two members (currently Noella Tabladillo-regular member, Cliff Williams-regular member, Sudhir Mandal-alternate member) of the Planning Commission, who have approval authority for minor “S” Zone project reviews not involving public hearings. **This project review will be held at 6:30 P.M. in the City of Milpitas Committee Conference Room, First Floor, 455 E. Calaveras Boulevard.**

- a. **“S” ZONE AMENDMENT (SA07-0001):** A request to allow the replacement of existing signs with new signs, including new lighting elements along the existing canopy at a service station located at 367 Cypress Drive (APN: 086-47-008). Applicant: Jim Southward. Staff Contact: Sheldon S. Ah Sing, (408) 586-3278 *(Recommendation: Approval Subject to Findings and*

### **KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE**

Government’s duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people’s business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people’s review. **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT**

#### **THE OPEN GOVERNMENT SUBCOMMITTEE**

at the City Attorney’s office at the Milpitas City Hall, 455 E. Calaveras Blvd, Milpitas, CA 95035.

E-mail: [mogaz@ci.milpitas.ca.gov](mailto:mogaz@ci.milpitas.ca.gov)

Fax: (408) 586-3030

Phone : (408) 586-3000

A free copy of the Open Government Ordinance is available from the City Clerk’s Office or by visiting the City’s website [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov) Select Open Government Ordinance under News Features

